

Property reference number: - 181- 1312 (WARWICK)
Home to a family with 1 child in the 5-12 age group and 2 teenagers.
They are looking to house swap in the school holidays.

KEY INFORMATION...

Bedrooms available:-	Double:- 1, single _ 1, twin – 1 with an additional mattress on the floor. Also a sofa-bed downstairs. (Max:- 6/7 people)
Children welcome?:-	Yes all ages are welcome
Pets that live here:-	They don't have any pets
Re-dogs:-	They are unable to consider a dog staying here.
** ALLERGY**	A family member has a cat, dog & caged animal allergy.



This early 1980's detached house is situated on the North side of Warwick on the edge of a housing estate. It is possible to walk into the countryside from the house. Warwick town centre is a mile away and has a lovely market town feel. Leamington Spa is 2 miles with a wider range of shops and amenities. They are close to the A46 with good transport links. There are many excellent tourist attractions in this area for all age groups, see below & websites, and it's just a 20 minute drive to Stratford upon Avon.

The house has a side extension and has recently been refurbished. There are two family bathrooms (one with a shower & bath and the other with a shower). The good sized lounge has TV & fibre broadband. The kitchen diner seats 6. They have a microwave, fridge-freezer & electric/gas cooker; also dishwasher, washing machine & dryer.

There is a family room downstairs with a piano & pool table and a good range of family games. They have an attractive front garden and an enclosed rear garden with off road car parking at the rear. The nearest shop and eating place is within 10 mins walk. Large supermarkets and a good range of pubs, restaurants & take-aways are about a mile away.

There is a selection of children's garden games equipment, suitable for about ages 9+ including an outdoor table tennis table with balls and bats as well as various outdoor games equipment including a football goal and basketball hoop.

The family attend Emmanuel Church in Leamington Spa. It's an Independent Evangelical fellowship, known for being welcoming to new people and visitors. We have a nice range of ages from old to young with many young families. About 250 people meet for the morning services and 100 in the evening. House-swappers are sure to receive a good welcome! More info on the website:- www.emmanuel-church.org.uk

Sport and	St. Nicholas Park leisure centre in Warwick is approx. 1 mile away and offers swimming, a gym and a wide range of other activities. It is situated
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Leisure	in a large park with tennis courts, children's play park, mini-fun fair, crazy golf and boat hire on the Leam.
Free park	A number of children's play areas within 1 mile including St. Nicholas Park, but there are also many other options in Leamington also.
Local places of interest	Warwick Castle is a major visitor attraction with plenty to do. There are other associated museums in Warwick. Kenilworth Castle (English Heritage) is of significant historical interest. More widely there are a number of attractive stately homes (National Trust) with associated gardens. Stratford Upon Avon is 20 minutes drive and is very popular with visitors due to the links to Shakespeare and it is a very attractive place to spend an afternoon. Malvern Hills and the edge of the Cotswolds are also within reach for those wanting a fuller day out. Coventry is a short drive away and amongst other things offers a range of shops, the Coventry Transport Museum, the Wave water park and many restaurants. For car enthusiasts, the British Motor Museum is less than 30 mins drive and Silverstone is 45 mins way.
Entertainment/ Arts	The RSC in Stratford is very highly regarded although we recommend booking ahead. Leamington has a cinema and, along with Warwick, has a number of live concert venues.

<https://www.visitwarwick.co.uk/>
<https://visit.warwickshire.gov.uk/>

<https://www.dayoutwiththekids.co.uk/things-to-do/west-midlands/warwickshire>



